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1 The Old Post Office, Henley Road, Claverdon, Warwick

Guide Price
£499,000



This charming, three bedroom, two bathroom character cottage is situated in the heart of Claverdon. The property is believed to date back to the mid-1800s and offers a wealth of character features throughout. Briefly comprising; breakfast kitchen with utility area, downstairs cloakroom and three reception areas to the ground floor. On the first floor there are three good-sized bedrooms, a family bathroom and en-suite wet room. The property further benefits from UPVC triple glazing and secondary glazing to part, a private rear garden with southerly aspect, off road parking for two vehicles and lies within walking distance to the amenities that this desirable village has to offer. Energy rating E

Location

The desirable village of Claverdon is situated approximately 5 miles from the county town of Warwick and 6 miles north of Stratford upon Avon. Although the village is surrounded by glorious rolling countryside with its many footpaths and bridle ways, major employment centres are within easy driving distance.

The village benefits from a Medical Centre with dispensary, Community shop, village football and cricket teams, tennis club, two pubs, thriving Parish Church and community centre, two children's nurseries and of course the very popular Primary school is within walking distance.

Approach

1 The Old Post Office is situated in the heart of Claverdon, on the Henley Road. A paved path leads to the front of the property where a composite, cottage style double glazed entrance door leads into the:

Utility Area

14'9" x 6'11" (4.50m x 2.12m)

Having an Oak finish floor, part angled ceiling incorporating a large double glazed Velux roof light, downlighters. Oak worktop with drawer and storage cupboards below, space and plumbing for tumble dryer and washing machine. Windows to side aspect, additional double glazed window





to rear aspect. Wide opening to the Breakfast Kitchen.
Door to:

[WC](#)

White suite comprising WC, wash hand basin, downlighters and an eye level double door meter cupboard.

[Breakfast Kitchen](#)

14'2" x 9'4" (4.32m x 2.85m)

Having an attractive range of matching base and eye level units with wooden worktops and complementary tiled splashbacks. Smeg dual fuel Range style cooker with five ring gas hob and extractor unit over, integrated dishwasher.

Matching Oak finish floor, ceiling beams and downlighters. Double glazed window to rear aspect, sealed unit double glazed double opening doors provide access to the rear garden. Opening to:

[Communications Area](#)

From the kitchen, steps lead down to the living areas and an opening leads through to: the Dining Room.

[Dining Room](#)

11'10" x 11'10" (3.63 x 3.61m)

Attractive fireplace with open hearth, painted brick surround with wooden mantel. Flagstone floor, exposed ceiling beams, Sunhouse storage heater. Built-in part glazed

display cabinet to chimney alcove with storage cupboard below. Double glazed windows to front and side aspects.

[Music/Seating Area](#)

14'2" x 6'11" widening to 9'10" (4.33m x 2.11m widening to 3.02m)

Under stairs storage cupboards, Sunhouse storage heater, double glazed bi-fold doors provide access to the rear garden. Stairs rising to First Floor Landing. Opening to:

[Sitting Room](#)

13'0" x 11'10" (3.97m x 3.63m)

Ceiling beams, large fireplace with a cast iron wood





burner set on a raised tiled hearth with seating to either side and beam over. Wall mounted Sunhouse electric heater, wall light points, double glazed window to front aspect and a corner workspace area.

First Floor Landing

Exposed timbers, built-in Linen Cupboard, skylight. Doors to:

Bedroom One

13'11" x 10'3" widening to 17'3" (4.25m x 3.13m widening to 5.26m)

Built-in double door wardrobe providing hanging rail and storage space wall mounted Creda storage heater,

downlighters. Double glazed windows to the side and rear aspect with secondary glazing. Door to:

Wet Room

Fully tiled walls and floor with Triton shower system, pedestal wash hand basin, WC, extractor fan and downlighters and under floor heating.

Bedroom Two

12'9" x 12'2" (3.90m x 3.71m)

Built-in double door wardrobe with adjacent shelved storage area, feature high pitched ceilings with a wealth of exposed timbers. Sunhouse storage heater and a double glazed window to side aspect.

Bedroom Three

12'4" x 8'4" (3.76m x 2.55m)

Wall mounted Sunhouse storage heater, feature high angled ceilings with exposed timbers and a double glazed Dormer window to front aspect. Built-in double door wardrobe with cupboard to side and storage over and book/display area, spotlights.

Main Bathroom

UPVC double glazed window to the rear overlooking the garden, roll top bath with mains fed shower over and glass shower screen, low-level W.C, pedestal wash hand basin, tiling to splash-back areas, airing cupboard housing





"Megaflo High Efficiency" hot water tank with shelving over, hatch giving access to the loft, chrome ladder-style heated towel rail and laminate flooring.

[Rear Garden](#)

With paved patio area providing excellent outdoor entertaining space, lawned garden with a number of borders housing a range of mature plants, shrubs and bushes. A paved path leads to a timber shed and a timber gate provides access to the parking area behind.

[Parking](#)

Located at the end of 'Highcroft' cul-de-sac, just off the

Henley Road, there a gravelled driveway and communal car park. This property has access to two allocated spaces.

[Tenure](#)

The property is understood to be freehold, although we have not inspected the relevant documentation to confirm this.

[Services](#)

All mains services are understood to be connected with the exception of gas. NB We have not tested the heating, domestic hot water system, kitchen appliances, or other

services, and whilst believing them to be in satisfactory working order and cannot give warranties in these respects. Interested parties are invited to make their own enquiries.

[Council Tax](#)

Stratford District Council Council Tax band "C"

[Postcode](#)

Postcode is CV35 8PS



